

MINUTES

HOLLISTER PLANNING COMMISSION

November 19, 2009

Chairman Huboi called the meeting to order at 6:00 p.m.

VERIFICATION OF AGENDA POSTING: The meeting agenda was posted at City Hall on November 13, 2009 at 1:30 pm per Government Code Section 65954.2(a).

PLEDGE OF ALLEGIANCE

ROLL CALL: Present: Commissioners Huboi, Ross, Scott, Torres

Absent: Commissioners Alvarez

Staff Present: Mary Paxton, Abraham Prado, Jill Morales

APPROVAL OF MINUTES: September 24, 2009 and October 22, 2009

ACTION: Commissioner Scott made a motion to approve the minutes of September 24, 2009 and October 22, 2009 as presented. Commissioner Torres seconded. Motion carried 4-0-1.

COMMUNICATIONS FROM THE PUBLIC: None

CONSENT CALENDAR:

1. Extension of Site and Architectural Review No. 2007-12 - Filed by Community Services Development Corporation requesting approval to construct 32 low income apartment units located in an R4 (High Density Residential) Zoning District. Said property is located between Line Street, Fourth Street and Westside Boulevard; being more specifically described as Assessor's Parcel No.52-03-04, 05 - CEQA: Categorically Exempt

ACTION: Commissioners Scott made a motion to approve the consent calendar. Commissioners Torres seconded. Motion carried 3-0-1-1. Chairman Huboi abstained due to a conflict of interest.

PUBLIC HEARINGS: None

NEW BUSINESS: None

OLD BUSINESS: None

PLANNING DEPARTMENT REPORTS:

1. **Report on Assembly Bill 1881 (2006) requirement for adoption of a water efficient landscape ordinance.** Mary Paxton, Planning Manager, gave the report stating that this legislation requires every city and county in the State of California adopt a water efficiency ordinance that is as effective as the one that was adopted by the State Department of Water Resources; which was completed this past September. Ms. Paxton noted that the deadline for adoption is January 1, 2010. Ms. Paxton stated that it would be on the City Council agenda in December and the plan was to have two workshops with the community prior to Council consideration of the proposed ordinance. Ms. Paxton described projects that would be applicable to the new regulations and also the requirements of the landscape plans. Ms. Paxton went through the process of consideration and approval of plans submitted. Commissioner Ross commented that she didn't think this would exert any undue hardship on development and that this process seemed to make a lot of common sense. Commissioner Ross questioned the timeline and staff clarified that we needed to adopt our own ordinance by January 1st or the City could inherit the state version by default. Commissioners Scott commented that he was familiar with rainwater harvest. Commissioner Ross asked if staff contacted the USDA local office. Staff responded that that was a great suggestion.

2. Housing Element Status Report

Staff reported that at the August Planning Commission meeting they approved a resolution recommending adoption of the Housing Element to the City Council. Staff added that after the meeting it was recommended by the consultant that the City forward a copy of the draft document to the State for their review. The state completed their review in early in November with direction for a few minor changes. Staff stated that it was then resubmitted to the State and staff followed up with noting that it would be sent to the City Council in December for certification. Chairman Huboi thanked staff for all their work on the Housing Element.

CITY ATTORNEY REPORT: None

PLANNING COMMISSION REPORTS:

Chairman Huboi wished all a Happy Thanksgiving and mentioned that upcoming Lights on Celebration downtown.

ADJOURNMENT:

ACTION: Commissioner Ross made a motion to adjourn the meeting at 6:25 p.m. Commissioner Scot seconded. Motion carried 4-0-1.
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Planning Commission Minutes
November 19, 2009
Page 3 of 3

Chairman of the Planning Commission
of the City of Hollister

ATTEST:

William B. Avera, Secretary